

APPROVALS:

EXAMINED AND APPROVED this 25th day of May, 2007.

James H. Olson, City Surveyor

EXAMINED AND APPROVED as required by ORS 100.110 as of October 2, 2007.

Amanda Kirkpatrick, deputy Assessor, Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been paid as of October 2nd, 2007.

Carol A. Jensen, Deputy Tax Collector

DECLARATION

Know all men by these presents that TURRELL TERRACE LUXURY APARTMENTS, LLC, is the owner of the real property shown on Sheets 2 & 3, more particularly described in the Surveyor's Certificate, and does hereby make, establish and declare that this Plat is a correct representation of the land as laid out by us as TURRELL TERRACE LUXURY CONDOMINIUM, and does hereby commit the land and improvements shown on this Plat to the operation of the Condominium Law as set forth in ORS Chapter 100 and that said land and improvements are subject to the provisions of ORS 100.005 to 100.625.

Jonathan P. Turrell, MEMBER TURRELL TERRACE LUXURY APARTMENTS, LLC

Terry L. Turrell, MEMBER TURRELL TERRACE LUXURY APARTMENTS, LLC

STATE OF OREGON) COUNTY OF JACKSON)

PERSONALLY appeared the above named Jonathan P. Turrell and Terry L. Turrell and acknowledged the foregoing instrument to be their voluntary act and deed and was also signed on behalf of Turrell Terrace Luxury Apartments, LLC.

Dated this 24th day of May, 2007.

Karen L. Lafitte, Notary Public - Oregon, Commission No. 402751, My Commission Expires March 10, 2010

AFFIDAVIT OF CONSENT FROM BANK OF AMERICA, N.A. RECORDED AS DOC. # [blank] ORJCO.

TURRELL TERRACE LUXURY CONDOMINIUM

A re-plat of Partition Plat No. P-66-1996 and of Volume 10, Page 16 of Minor Land Partitions & in the S.E. 1/4 of Section 5, T.39S, R.1E, W.M. City of Ashland, Jackson County, Oregon

INDEX TO SHEETS

- SHEET 1 SIGNATURE SHEET
SHEET 2 OVERALL & PLAN VIEW
SHEET 3 ELEVATION VIEWS

SURVEY FOR:

JON TURRELL, 4686 FOOTHILL BLVD., GRANTS PASS, OR 97526

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS, 816 WEST EIGHTH STREET, MEDFORD, OREGON 97501

DATE:

MARCH 28, 2007

RECORDING

Filed for record this 02 day of October, 2007, at 3:32 o'clock P.M., and recorded in Volume 33, of Plats at Page 62, of records of Jackson County, Oregon & Document No. 2007-045757 ORJCO.

Kathleen S. Beckell, County Clerk; [Signature], Deputy

Declaration of Condominium Ownership, Covenants, Conditions and Restrictions recorded as Doc. 2007-045758, ORJCO.

By-Laws of the Turrell Terrace Luxury Condominium Owners Association recorded as Doc. 2007-045759, ORJCO.

SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, THIS PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Parcels 1 and 2 per Partition Plat No. P-66-1993, according to the official plat thereof, now of record, in Volume 4, Page 66 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 13601 in the Office of the Jackson County Surveyor.



SURVEYOR'S STATEMENT PER ORS 100.115(2d)

This plat accurately depicts the boundaries of the units and that construction of the buildings, units and common elements as depicted on the Plat are complete.

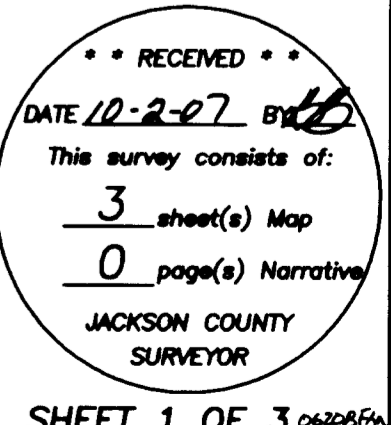
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the exterior boundary and depict the Unit, LCE and GCE boundaries of TURRELL TERRACE LUXURY CONDOMINIUM.

PROCEDURE: Made ties to existing monuments as shown on Sheet 2 to control this Survey. Held map record bearings per FS13601 to position the Northerly, Westerly and Southwesterly lines. Made ties to buildings as shown on Sheet 2. All elevations shown are assumed. To obtain City of Ashland datum, referenced to BM "ROCK & MAPLE (W'LY) add 1018.068' to all elevations shown on Sheets 2 & 3.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

[Signature] SURVEYOR



SURVEY FOR:

JON TURRELL
4886 FOOTHILL BLVD.
GRANTS PASS, OR 97526

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

TURRELL TERRACE LUXURY CONDOMINIUM

A re-plot of Partition Plat No. P-66-1996 and of
Volume 10, Page 16 of Minor Land Partitions &
in the S.E. 1/4 of Section 5, T.39S, R.1E, W.M.
City of Ashland, Jackson County, Oregon

LEGEND:

- = FD. CITY OF ASHLAND BRASS CAP IN MONUMENT CASE. SEE FS8860.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. DA EDWARDS LS2330 PER FS11840 & 13601.
- ⊙ = FD. 5/8" IRON PIN PER FS4885.
- ⊘ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC.
- = EXTERIOR BUILDING LINE = UNIT BOUNDARY.
- SRAE = SHARED RECREATIONAL AREA EASEMENT PER DOC. #98-38035, ORACO.
- ORICO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- L1 = SEE COURSE DATA TABLE.
- GCE = GENERAL COMMON ELEMENT.
- (R1Y) = LCE REAR YARD AREA FOR UNIT #.
- JCDR = JACKSON COUNTY DEED RECORDS.
- SF = SQUARE FEET.
- LCE = LIMITED COMMON ELEMENT BOUNDARY.
- DR = DEED RECORD DATA.
- X- = FENCE LINE.
- (PE) = LCE ENTRYWAY PORCH FOR UNIT #.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- (FS) = LCE STORAGE FOR UNIT #.
- [] = RECORD DATA PER FS13601.
- (P) = LCE PATIO FOR UNIT #.
- (PS) = LCE PARKING SPACE.
- GCE-PS = GCE-PARKING SPACE.

NOTE REGARDING ALL UNITS:

THE UNIT BOUNDARIES AND AREAS SHOWN HEREON ARE TO THE PROJECTION OF THE OUTSIDE OF THE OUTER MOST WALL SIDING TO THE TOP OF THE FLOOR JOIST ON THE FIRST FLOOR LEVEL AND TO THE CENTER OF THE INTERIOR WALLS TO THE TOP OF THE FLOOR JOIST ON THE FIRST FLOOR LEVEL AND ARE NOT INTENDED TO BE USED FOR PURPOSES OF ADVERTISING THE UNITS FOR SALE.

NOTE REGARDING ELEVATIONS:

ALL ELEVATIONS SHOWN HEREON ARE ASSUMED TO OBTAIN CITY OF ASHLAND DATUM, REFERENCED TO BIRCH TREE & MAPLE (W/L) ADD 1016.088' TO ALL ELEVATIONS SHOWN HEREON.

BASIS OF BEARINGS:

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 5 AS DERIVED FROM THE NOAA SURVEY NET ESTABLISHED IN 1988 AND ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL IS THE CENTERLINE OF CHESTNUT STREET PER SURVEY NO. 13601 AS SHOWN HEREON.

DATE: MARCH 28, 2007 UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'

*** COURSE DATA TABLE**

NUM	BEARING	DISTANCE
L1	S88°42'54"E	17.55
L2	N75°28'29"W	18.03
L3	N89°39'41"E	18.00
L4	S00°20'19"E	8.40
L5	S01°17'08"W	8.40
L6	S01°17'08"W	11.99
L7	S01°17'08"W	8.90
L8	S01°17'08"W	7.88

* See ADDITIONAL DIMENSIONS ON APPRAISAL OF COLLECTION Doc. No. 07-96216 PRR, c.s. 12/21/07

TOTAL AREA UNDER CONDOMINIUM OWNERSHIP
26418 SF

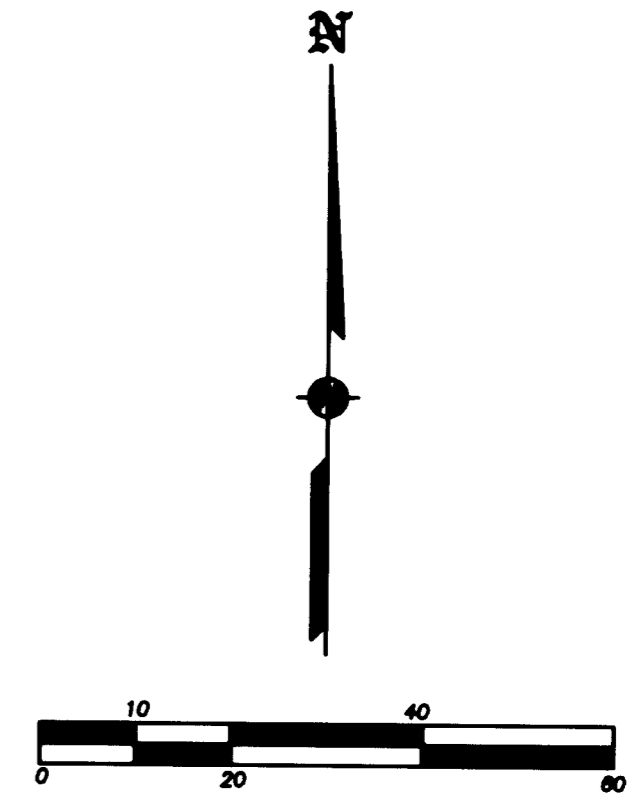
BEARING NOTE UNITS/LCE 420-426
NORTH-SOUTH BEARINGS = S00°01'42"W
EAST-WEST BEARINGS = N89°58'18"W

BEARING NOTE UNITS/LCE 430-436
NORTH-SOUTH BEARINGS = S00°05'39"E
EAST-WEST BEARINGS = N89°54'01"E

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs
SURVEYOR

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.



REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-09

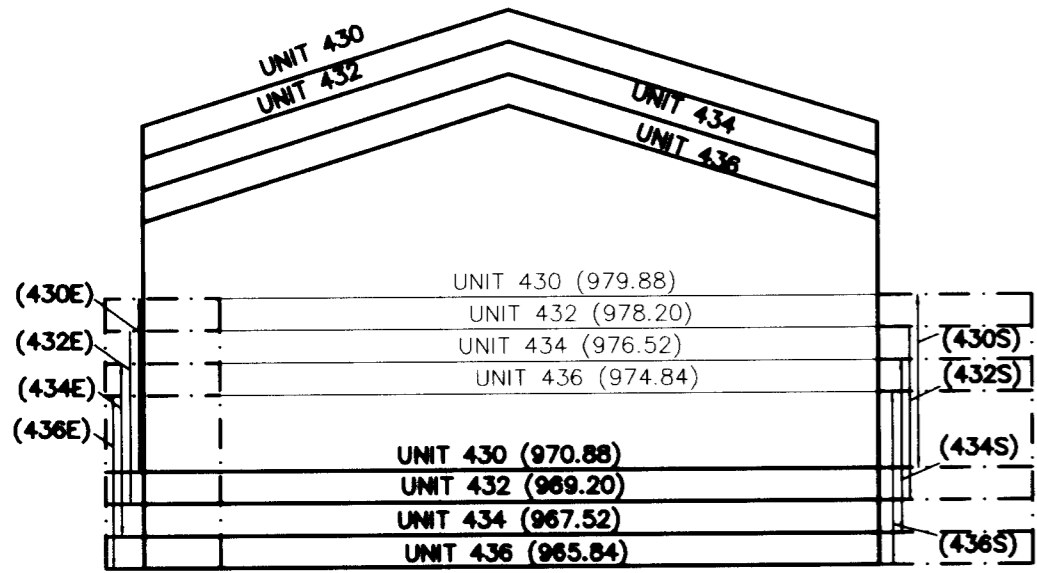
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DATE 10-2-07 BY *[Signature]*
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR
SHEET 2 OF 3
06208FM

SURVEY FOR:
 JON TURRELL
 4686 FOOTHILL BLVD.
 GRANTS PASS, OR 97526

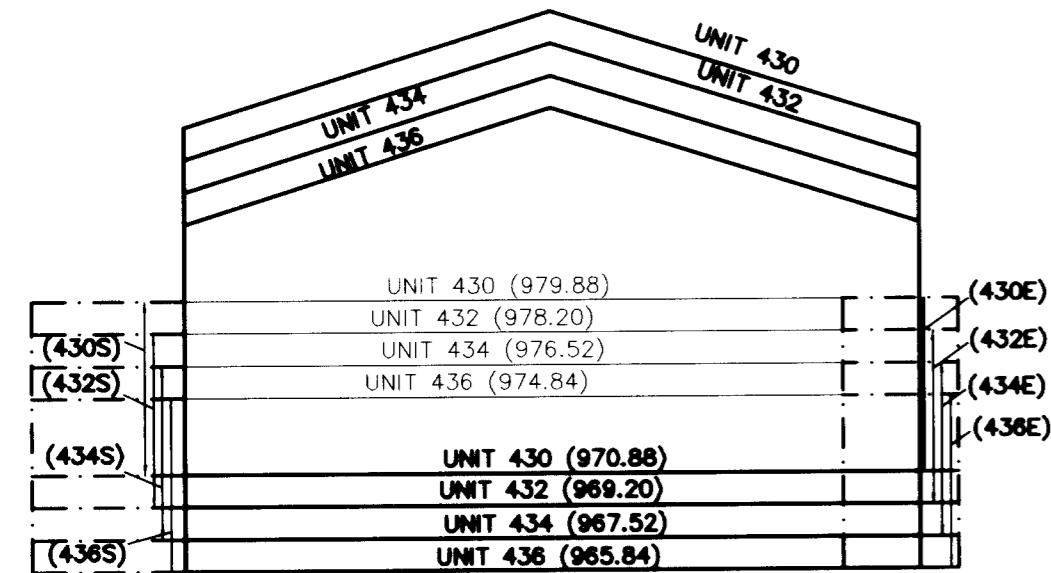
SURVEY BY:
 L.J. FRIAR & ASSOCIATES, P.C.
 CONSULTING LAND SURVEYORS
 816 WEST EIGHTH STREET
 MEDFORD, OREGON 97501
 PHONE: (541) 772-2782
 EMAIL: LJFRIAR@CHARTER.NET

TURRELL TERRACE LUXURY CONDOMINIUM

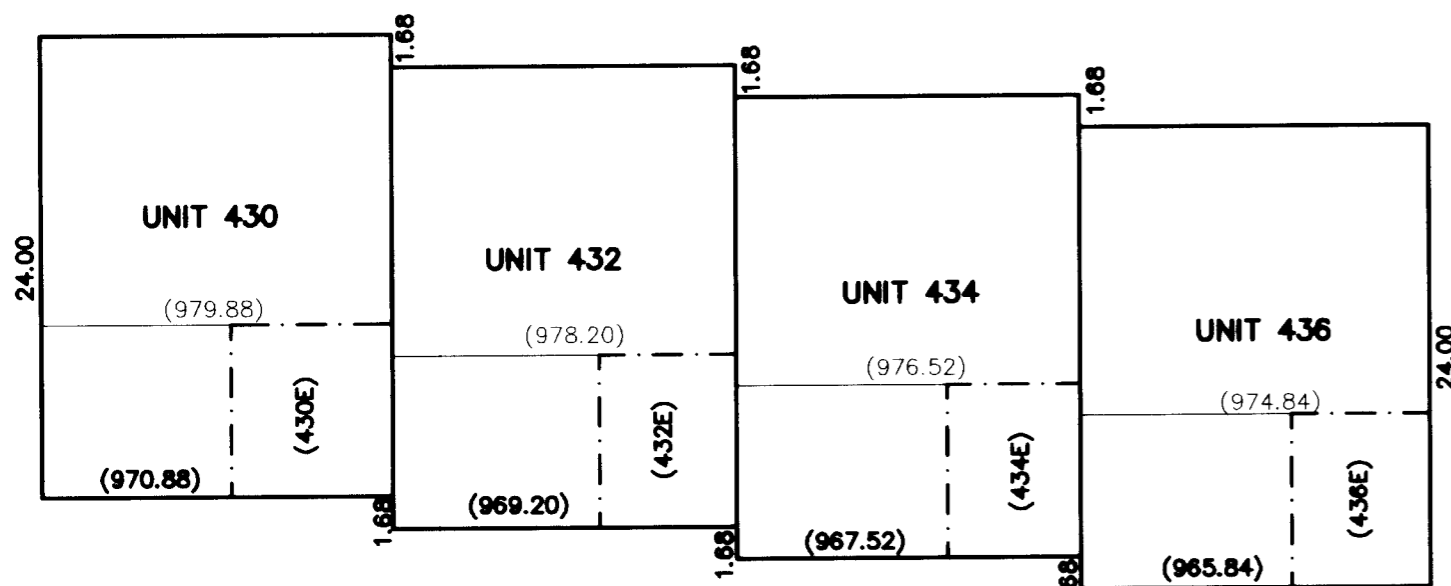
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 City of Ashland, Jackson County, Oregon



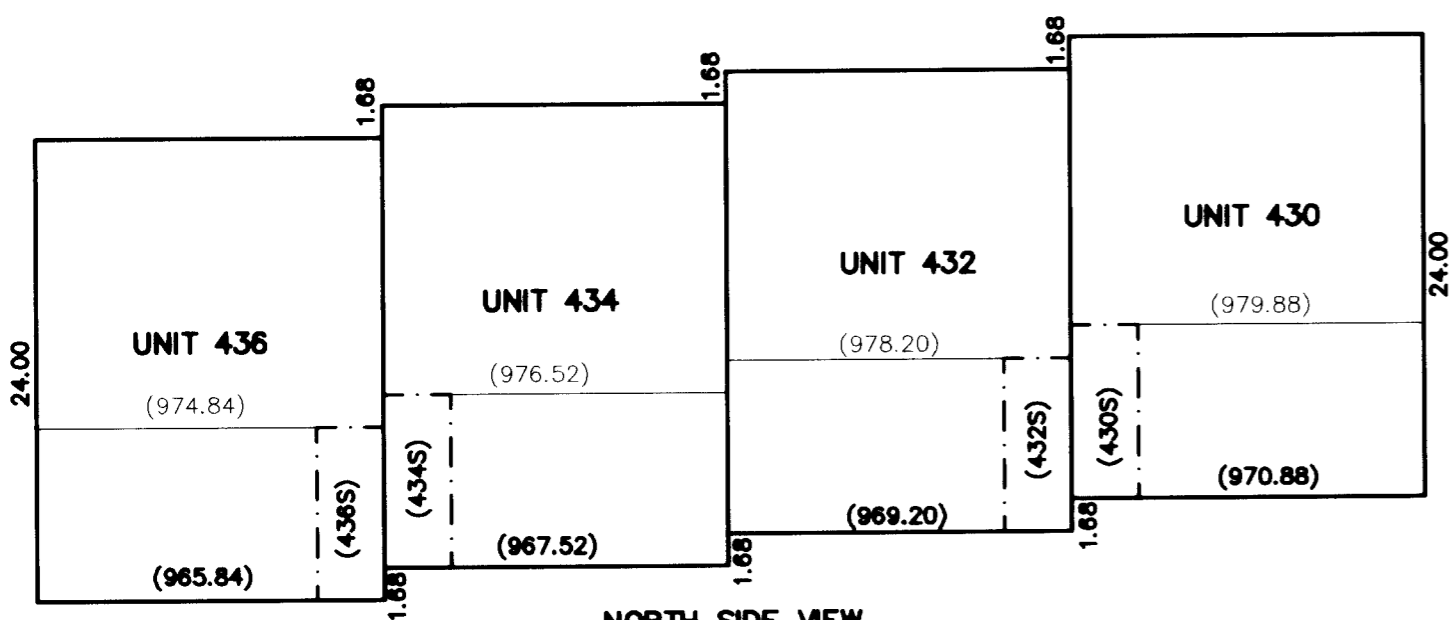
EAST SIDE VIEW
 UNITS 430-436



WEST SIDE VIEW
 UNITS 430-436



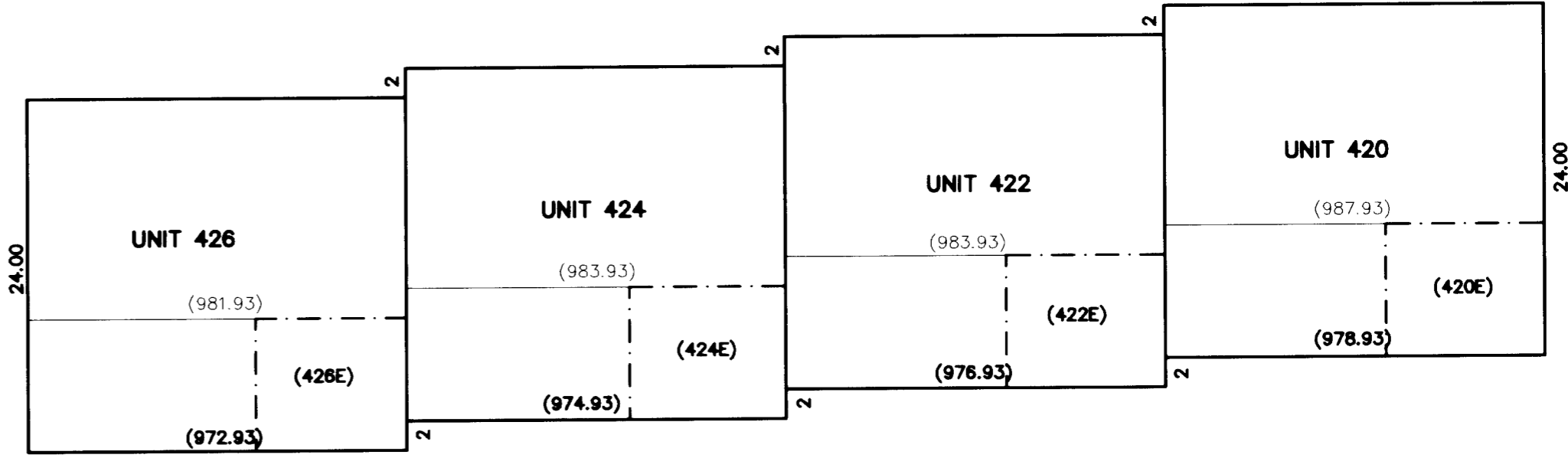
SOUTH SIDE VIEW
 UNITS 430-436



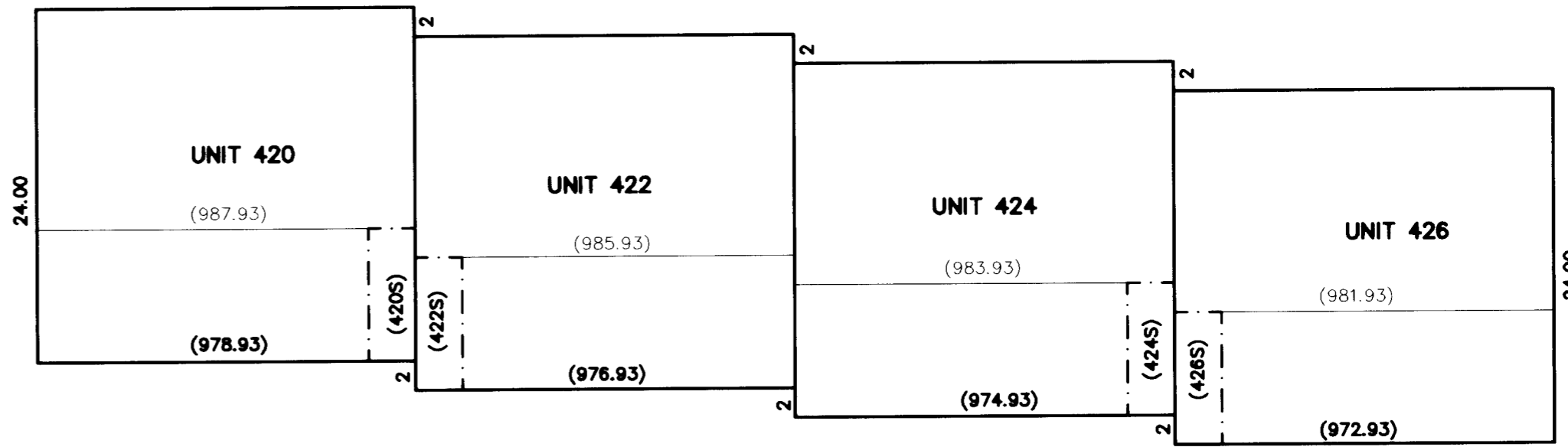
NORTH SIDE VIEW
 UNITS 430-436

NOTE REGARDING ELEVATIONS:
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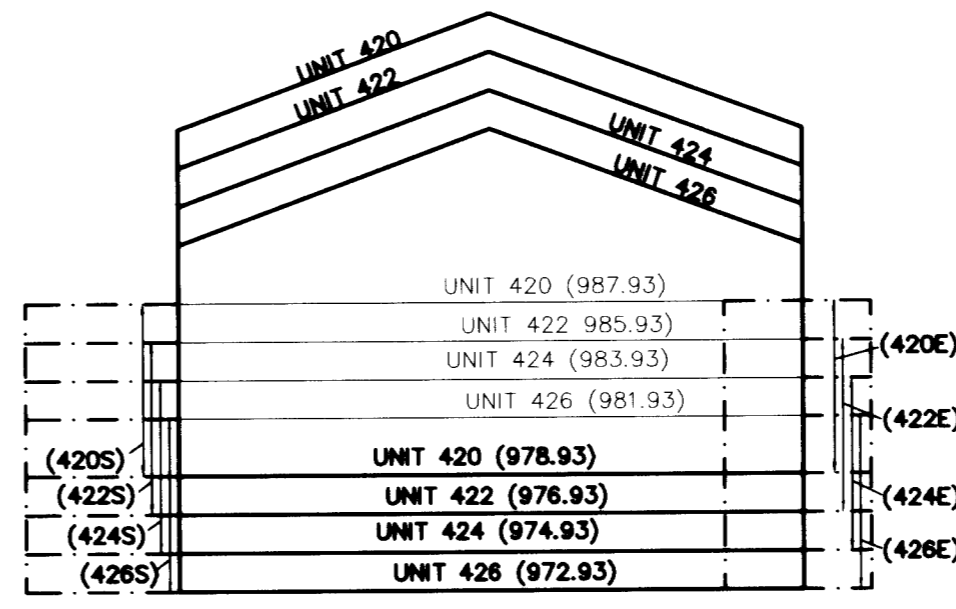
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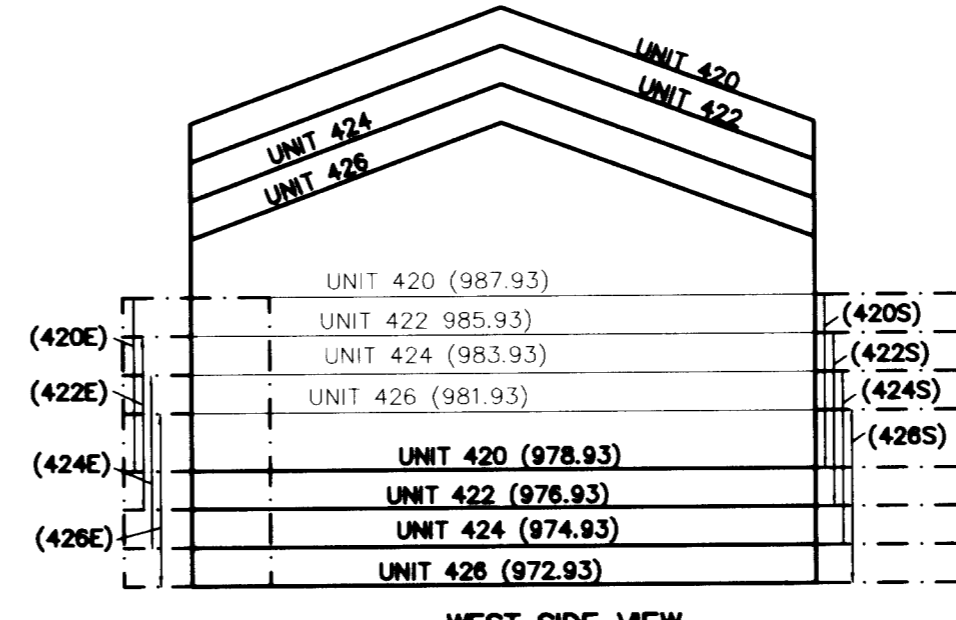
NORTH SIDE VIEW
 UNITS 420-426



SOUTH SIDE VIEW
 UNITS 420-426



EAST SIDE VIEW
 UNITS 420-426



WEST SIDE VIEW
 UNITS 420-426

LEGEND:

- EXTERIOR BUILDING LINE = UNIT BOUNDARY.
- (P)RY = LCE REAR YARD AREA FOR UNIT #.
- - - LCE = LIMITED COMMON ELEMENT BOUNDARY.
- (E) = LCE ENTRYWAY PORCH FOR UNIT #.
- (S) = LCE STORAGE FOR UNIT #.
- (978.58) = ASSUMED ELEVATION. SEE NOTE THIS SHEET.

DATE: MARCH 28, 2007 UNIT OF MEASUREMENT: FEET SCALE: 1" = 10'



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

Jon E. Friar
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-09

RECEIVED
 DATE 12-2-07 BY [Signature]
 This survey consists of:
 3 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR



01300508200700562160020025

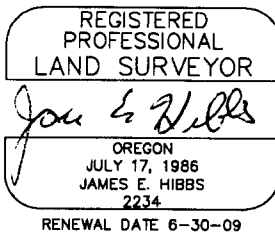
I, Kathleen S. Beckett, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Kathleen S. Beckett - County Clerk

AFFIDAVIT OF CORRECTION
Pursuant to O.R.S. 100.115 (10)

I, James E. Hibbs, Registered Professional Land Surveyor of the State of Oregon No. 2234, do hereby state that I have discovered drafting errors on the Official Plat of TURRELL TERRACE LUXURY CONDOMINIUM (Survey No. 19781), for Jon Turrell, filed October 2, 2007 in the Jackson County Surveyor's Office.

19781

On Sheet 2, dimensions to the LCE Parking Spaces (PS) were inadvertently left off which are shown on the attached Exhibit being labeled L9, L10 & L11.



STATE OF OREGON)
)ss
COUNTY OF JACKSON)

Signed before me this 17th day of December 2007 by James E. Hibbs.

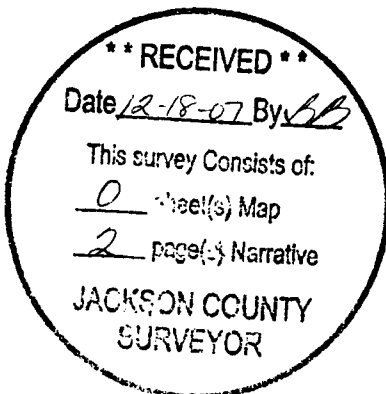
Karen L. Lafite
Notary Public of Oregon

I, James H. Olson, Ashland City Surveyor, hereby certify that I have examined this Affidavit of Correction, and that the changes are permitted in accordance with O.R.S. 209.255.

James H. Olson
James H. Olson, Ashland City Surveyor

I, Roger R. Roberts, Jackson County Surveyor, hereby certify that I have examined this Affidavit of Correction, and that the changes are permitted in accordance with O.R.S. 209.255.

Roger R. Roberts
Roger R. Roberts, Jackson Co. Surveyor

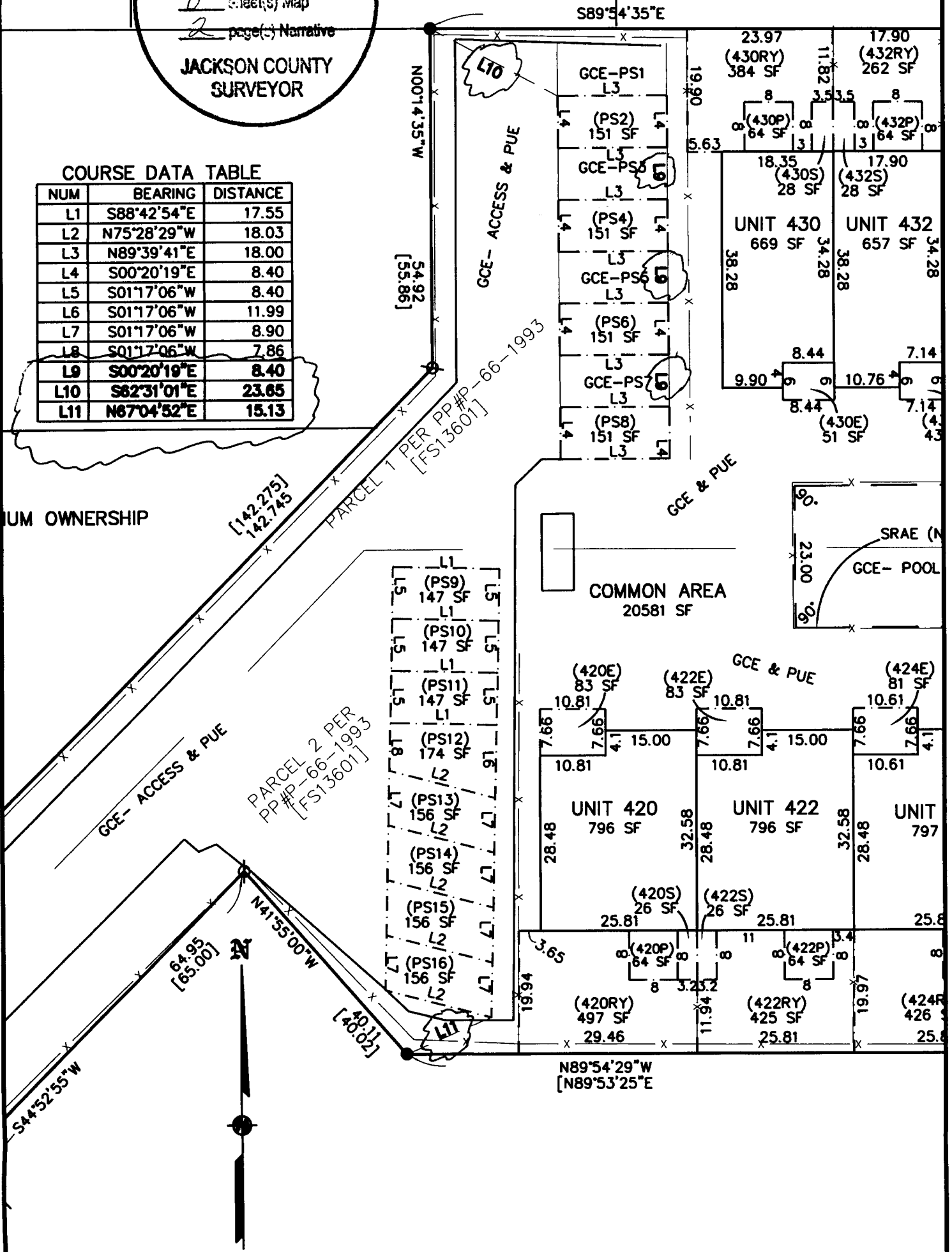


RECEIVED
 Date 12-18-07 By JB
 This survey consists of:
0 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

DOC. # 2007-056216 ORJCO

COURSE DATA TABLE

NUM	BEARING	DISTANCE
L1	S88°42'54"E	17.55
L2	N75°28'29"W	18.03
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L4	S00°20'19"E	8.40
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L6	S01°17'06"W	11.99
L7	S01°17'06"W	8.90
L8	S01°17'06"W	7.86
L9	S00°20'19"E	8.40
L10	S62°31'01"E	23.65
L11	N67°04'52"E	15.13



TITLE:
AFFIDAVIT OF CORRECTION - EXHIBIT

PROJECT:
TURRELL TERRACE LUXURY CONDOMINIUM

FOR: JON TURRELL
4686 FOOTHILL BLVD.
GRANTS PASS, OR 97526

DATE:
13 DEC 2007

SCALE:
1 inch : 20 feet

DRAWN BY: JEH
CHK BY:

ORIGIN:

ROTATION: 0°
06208FM

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-09

L.J. FRIAR & ASSOCIATES P.C.
CONSULTING LAND SURVEYORS

816 W. 8TH ST. MEDFORD, OR.
(541) 772-2782
lfriar@charter.net